

EXHIBIT A-1

(Chapter 13 Filed 11/8/2018, Converted 1/23/2019)
Property Analysis - estimate closing for properties

property number	1	2	3	7	8	9	10	11	12	13	15	16	19	20	21	26	TOTAL FOR ALL PROPERTIES (net of partial ownership)	description
Status	RENTAL - Inheritance	RENTAL - Gift	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Inheritance	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased	RENTAL - Purchased		
Debtor's Ownership	100%	100%	100%	100%	100%	100%	100%	100%	50%	100%	100%	100%	50%	100%	100%	50%		
Property address	3508 N 23rd ST, PA	2835 N Bonsall ST, PA	504 N 57th ST, PA	2924 N Ringgold ST, PA	2338 N Gratz ST, PA	5621 Walton ST, PA	6106 Oxford ST, PA	3330 W Sergeant ST, PA	1720 N Taney ST, PA	4712 Penn ST, PA	2509 W Lehigh Ave, PA	6563 Woodstock ST, PA	1633 N 26th ST, PA	5726 Hoffman Ave, PA	5728 Hoffman Ave, PA	3060 N Bonsall St, PA		
Estimated Sales price (a) (A)	\$ 151,000	\$ 34,000	\$ 55,000	\$ 38,000	\$ 54,000	\$ 69,000	\$ 130,000	\$ 78,000	\$ 84,000	\$ 135,000	\$ 65,000	\$ 89,000	\$ 80,000	\$ 89,000	\$ 90,000	\$ 42,000	\$ 1,283,000	

Last Purchased Date	#####	5/19/2003	#####	6/15/2004	8/26/2005	10/31/2005	4/20/1993	6/23/2004	11/7/2000	4/15/1999	6/13/1995	7/26/2001	2/27/2003	12/18/1997	12/18/1997	4/7/2005	total group
Estimated Basis per (b) (B)	\$ 51,347	\$ 11,229	\$ 31,000	\$ 18,000	\$ 35,700	\$ 43,000	\$ 59,000	\$ 17,000	\$ 500	\$ 49,000	\$ 27,500	\$ 27,617	\$ 6,500	\$ 18,000	\$ -	\$ 28,000	\$ 423,393

Estimated Depr through 2017 (C)	\$ 27,801	\$ 5,614		\$ 5,681	\$ 16,788	\$ 20,448	\$ 56,617	\$ 14,183	\$ 188	\$ 28,119	\$ 25,455	\$ 21,472	\$ 2,805				\$ 225,170
PY Depr - 2018 (C)	\$ 2,199	\$ 401	\$ -	\$ 437	\$ 1,399	\$ 1,704	\$ 2,383	\$ 1,091	\$ 313	\$ 2,163	\$ 1,545	\$ 1,342	\$ 446	\$ 1,745	\$ 1,745	\$ -	\$ 18,912
Total Depr (c) (C)	\$ 30,000	\$ 6,015	\$ -	\$ 6,118	\$ 18,187	\$ 22,152	\$ 59,000	\$ 15,274	\$ 500	\$ 30,282	\$ 27,000	\$ 22,814	\$ 3,250	\$ 1,745	\$ 1,745	\$ -	\$ 244,082

Closing Costs

Realtor Fees (estimated 6%)	\$ 9,060	\$ 2,040	\$ 3,300	\$ 2,280	\$ 3,240	\$ 4,140	\$ 7,800	\$ 4,680	\$ 5,040	\$ 8,100	\$ 3,900	\$ 5,340	\$ 4,800	\$ 5,340	\$ 5,400	\$ 2,520	\$ 76,980	paid at closing
Other Closing (estimated 3%)	\$ 4,530	\$ 1,020	\$ 1,650	\$ 1,140	\$ 1,620	\$ 2,070	\$ 3,900	\$ 2,340	\$ 2,520	\$ 4,050	\$ 1,950	\$ 2,670	\$ 2,400	\$ 2,670	\$ 2,700	\$ 1,260	\$ 38,490	paid at closing
City Water Liens (per petition)	\$ 18,491	\$ 6,429	\$ 3,736	\$ 3,177	\$ 7,869	\$ 862	\$ 6,478	\$ 2,607	\$ 98	\$ 20,631	\$ 10,693	\$ 5,597	\$ 11,781	\$ 9,058	\$ 67	\$ 51	\$ 107,624	paid at closing
Water Repair	\$ -	\$ -								\$ 864			\$ 264				\$ 1,128	paid at closing
L&I Debt					\$ 645					\$ 168	\$ -						\$ 813	paid at closing
Trash Fees	\$ 8,971						\$ 3,587			\$ 8,961	\$ 8,961		\$ 2,507				\$ 32,986	paid at closing
TOTAL OTHER LIENS	\$ 6,994	\$ 14,445	\$ 6,836	\$ 14,449	\$ 6,641	\$ 2,538	\$ 5,346	\$ 5,154	\$ 2,174	\$ 28,168	\$ 14,694	\$ 8,136	\$ 1,944	\$ 1,504	\$ 7,813	\$ 4,253	\$ 131,089	paid at closing
Property Tax € www.phila.gov	\$ 8,535	\$ 5,401	\$ -	\$ 4,023	\$ -	\$ -	\$ -	\$ 3,700	\$ 3,375	\$ -	\$ 7,959	\$ -	\$ 6,374	\$ 1,738	\$ 6,752	\$ 441	\$ 48,297	paid at closing
TOTAL LIENS	\$ 56,581	\$ 29,335	\$ 15,522	\$ 25,069	\$ 20,016	\$ 9,610	\$ 27,111	\$ 18,481	\$ 13,207	\$ 70,942	\$ 48,156	\$ 21,743	\$ 27,563	\$ 22,816	\$ 22,732	\$ 8,525	\$ 437,407	

Deductible selling (d)	\$ 56,581	\$ 29,335	\$ 15,522	\$ 25,069	\$ 20,016	\$ 9,610	\$ 27,111	\$ 18,481	\$ 13,207	\$ 70,942	\$ 48,156	\$ 21,743	\$ 27,563	\$ 22,816	\$ 22,732	\$ 8,525	\$ 437,407
Non-deductible	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ESTIMATED GAIN/(LOSS)	\$ 73,072	\$ (548)	\$ 8,478	\$ 1,049	\$ 16,471	\$ 38,542	\$ 102,889	\$ 57,793	\$ 70,793	\$ 45,340	\$ 16,344	\$ 62,454	\$ 49,187	\$ 49,929	\$ 69,013	\$ 5,475	\$ 666,282
(a)-(b)+(c)-(d)																	

PA Tax (3.07%); NJ (from tax table)	\$ 2,243	\$ (17)	\$ 260	\$ 32	\$ 506	\$ 1,183	\$ 3,159	\$ 1,774	\$ 2,173	\$ 1,392	\$ 502	\$ 1,917	\$ 755	\$ 1,533	\$ 2,119	\$ 168	\$ 19,700	reserved and paid to trustee
Fed Tax on Cap Gains (15%)	\$ 6,461	\$ (82)	\$ 1,272	\$ 157	\$ 2,471	\$ 2,459	\$ 6,583	\$ 6,378	\$ 10,544	\$ 2,259	\$ 2,452	\$ 5,946	\$ 3,445	\$ 7,228	\$ 10,090	\$ 821	\$ 68,483	reserved and paid to trustee
Fed Tax on Ordinary Income (30%)	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ 6,646	\$ 17,700	\$ 4,582	\$ 150	\$ 9,085	\$ -	\$ 6,844	\$ 488	\$ 524	\$ 524	\$ -	\$ 55,541	reserved and paid to trustee
Total Estimated Estate Taxes	\$ 17,704	\$ (99)	\$ 1,532	\$ 190	\$ 2,976	\$ 10,287	\$ 27,442	\$ 12,734	\$ 12,867	\$ 12,735	\$ 2,953	\$ 14,708	\$ 4,688	\$ 9,284	\$ 12,732	\$ 989	\$ 143,724	reserved and paid to trustee

Estimated Mortgages on Property	\$ 10,000	\$ -	\$ 9,671	\$ -	\$ 20,841	\$ 29,850	\$ 12,900	\$ 10,019	\$ -	\$ 33,903	\$ -	\$ 50,914	\$ 24,726	\$ 30,000	\$ 50,000	\$ -	\$ 282,824
Estimated Available Cash after Payments to Lenders & Taxes	\$ 66,715	\$ 4,764	\$ 28,275	\$ 12,742	\$ 10,166	\$ 19,253	\$ 62,547	\$ 36,766	\$ 57,926	\$ 17,420	\$ 13,891	\$ 1,635	\$ 23,023	\$ 26,900	\$ 4,536	\$ 32,486	\$ 419,045

Amount for joint owner									\$ 35,397				\$ 13,855			\$ 16,738	\$ 65,990	to be paid to joint owner
60% of net cash at closing after reserve for taxes as payment on additional city liens	\$ 40,029	\$ 2,859	\$ 16,965	\$ 7,645	\$ 6,100	\$ 11,552	\$ 37,528	\$ 22,060	\$ 13,518	\$ 10,452	\$ 8,334	\$ 981	\$ 5,501	\$ 16,140	\$ 2,722	\$ 9,449	\$ 211,833	paid at closing to city
carve out for professionals and unsecured claims paid to trustee	\$ 26,686	\$ 1,906	\$ 11,310	\$ 5,097	\$ 4,067	\$ 7,701	\$ 25,019	\$ 14,706	\$ 9,012	\$ 6,968	\$ 5,556	\$ 654	\$ 3,667	\$ 10,760	\$ 1,814	\$ 6,299	\$ 141,222	reserved and paid to trustee
allocation of estimated Available Cash after Payments to Lenders & Taxes	\$ 66,715	\$ 4,764	\$ 28,275	\$ 12,742	\$ 10,166	\$ 19,253	\$ 62,547	\$ 36,766	\$ 57,926	\$ 17,420	\$ 13,891	\$ 1,635	\$ 23,023	\$ 26,900	\$ 4,536	\$ 32,486	\$ 419,045	
FROM TOTAL WORKSHEET	\$ 66,715	\$ 4,764	\$ 28,275	\$ 12,742	\$ 10,166	\$ 19,253	\$ 62,547	\$ 36,766	\$ 57,926	\$ 17,420	\$ 13,891	\$ 1,635	\$ 23,023	\$ 26,900	\$ 4,536	\$ 32,486	\$ 419,045	
Proof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Deposit received by Estate	\$ 12,000	\$ 3,400	\$ 5,500	\$ 3,800	\$ 5,400	\$ 5,000	\$ 6,500	\$ 7,800	\$ 8,000	\$ 10,000	\$ 6,500	\$ 8,900	\$ 5,000	\$ 4,450	\$ 4,450	\$ 4,200	\$ 100,900	